



Project hearing brief for registration u/s 4

S.No.	Particulars	Details		
1.	Name of the project	Chintamani's		
2.	Name of the promoter	M/s Aviana Green Estates Pvt. Ltd.		
3.	Nature of the project	Group Housing colony		
4.	Location of the project	Sector- 103, Gurugram		
5.	Legal capacity to act as a promoter	Collaborator		
6.	Name of the license holder	Sunita Kumari, Dharminder-Parveen, Maninder-Parmod, Saroj, Mamta, Rakesh, Satish		
7.	Name of the collaborator	M/s Aviana Green Estates Pvt. Ltd.		
8.	Status of project	New		
9.	Whether registration applied for whole/ phase	Whole		
	Phase no.	N/A		
10.	Online application ID	RERA-GRG-1230-2022		
11.	License no.	97 of 2021 dated 12.11.2021	Valid upto 11.11.2026	
12.	Total licensed area	4.1875 acres	Area to be Registered 4.1875 acres	
13.	Projected completion date	11.11.2026		
14.	QPR Compliances (if applicable)	N/A		
15.	4(2)(I)(D) Compliances (if applicable)	N/A		
16.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	Validity up to
	i)	License Approval	97 of 2021 dated 12.11.2021	11.11.2026
	ii)	Zoning Plan Approval	8027 dated 18.11.2021	-
	iii)	Building plan Approval	ZP-1521/JD(NK)/2023/1279 dated 13.01.2023	12.01.2028
	iv)	Environmental Clearance	Applied	
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2022/38/1 42-142 dated 24.01.2022	23.01.2030
	vi)	Fire scheme approval	Applied on 13.01.2023	
	vii)	Service plan and estimate approval	Applied on 18.01.2023	
	17.	Fee Details		
Registration Fee		Resi - 44,399/- * 2.62* 10 = Rs 11,63,253.8/-		

		Comm. - 84.73/- * 0.5* 20 = Rs 847.3/- Total =11,64,101/-
	Processing Fee	44,483.73 * 10 = 4,44,837/-
	Late Fee	N/A
	Total Fee	Rs 16,08,938/-
18.	DD amount	Rs 11,00,000/- Rs 1,59,000/- Rs 3,51,563/- (To be adjusted from earlier application applied for registration of project namely "Aviana Greens"- Same project).
	DD no. and date	048747 dated 19.12.2022. 503944 dated 20.01.2023.
	Name of the bank issuing	Axis Bank
	Total amount paid	Rs 12,59,000/-
	Deficient amount	NIL
19.	File Status	Date
	File received on	16.01.2023
	Deficiency conveyed on	20.01.2023
	First hearing on	23.01.2023
20.	Case History:	<p>The Promoter M/s Aviana Greens Estates Pvt. Ltd. who is a Collaborator applied for the registration of real estate group housing colony namely "Chintamani's" located at Sector-103, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 47541 dated 16.01.2023 and RPIN-566. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1230-2022. The project area for registration is same as that of the licensed area i.e., 4.1875 acres vide License no - 97 of 2021 dated 12.11.2021.</p> <p>The application for registration of group housing project was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/566 dated 20.01.2023 was issued to the promoter with an opportunity of being heard on 23.01.2023.</p> <p>The promoter submitted an application on 19.01.2023 requesting to adjust the registration fee submitted at the time of processing the application for the project namely "Aviana Greens" which was rejected by the Authority on 27.07.2022.</p> <p>The promoter submitted the DD vide no. 047936 dated 28.01.2022 amounting Rs 8,50,678/- alongwith the earlier application for registration. The processing fee at that time was Rs 4,99,115/- which is forfeit as per orders dated 27.07.2022. The left- out amount of Rs 3,51,563/- may be adjusted. The deficit fee after adjustment of earlier fee comes out to be NIL.</p> <p>The promoter submitted two replies on 20.01.2022 and 21.01.2023 which were scrutinized and the status of the documents are mentioned below.</p>
21.	Present compliance status as on 23.01.2023 of deficient documents as conveyed in deficiency notice dated 20.01.2023.	<p>1. Deficit Fee- Rs 5,08,938/- Status: Submitted a request to adjust registration fee submitted at the time of earlier application. The processing fee at that time was Rs 4,99,115/- which is forfeit as per orders dated 27.07.2022. The left- out amount of Rs 3,51,563/- may be adjusted. The deficit fee after adjustment of earlier fee comes out to be NIL.</p>

		<p>2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Status: Not Submitted.</p> <p>3. Online DPI needs to be corrected. Status: Not Submitted.</p> <p>4. Environment Clearance needs to be submitted. Status: Applied.</p> <p>5. Fire scheme approval needs to be submitted. Status: Applied on 13.01.2023.</p> <p>6. Approved Service plan and estimates needs to be submitted. If applied, then the copy of the same needs to be submitted. Status: Applied on 18.01.2023.</p> <p>7. Electrical load availability needs to be submitted. Status: Not Submitted.</p> <p>8. Approval NOCs from the various agencies for connecting external services like roads, water supply, sewerage, storm water drainage needs to be submitted. Status: Not Submitted.</p> <p>9. Project report needs to be submitted. Status: Submitted.</p> <p>10. Pert Chart needs to be submitted. Status: Submitted but needs to be revised.</p> <p>11. Layout superimposed on the demarcation plan showing khasra no. needs to be submitted. Status: Submitted.</p> <p>12. Non-encumbrance certificate issued by tehsildar/ revenue officer needs to be submitted. Status: Submitted.</p> <p>13. Land title search report needs to be revised. Status: Submitted.</p> <p>14. Draft Application form needs to be revised. Status: Not Submitted.</p> <p>15. Draft Allotment letter needs to be revised. Status: Not Submitted.</p> <p>16. Draft BBA needs to be submitted as per the prescribed format. Status: Not Submitted.</p> <p>17. Draft Conveyance deed needs to be revised. Status: Not Submitted.</p> <p>18. Brochure needs to be submitted. Status: Submitted.</p> <p>19. Mining permission needs to be submitted. Status: Not Submitted.</p> <p>20. REP-II needs to be revised. Status: Submitted.</p> <p>21. CA certificate for Expenditure to be incurred and incurred needs to be submitted. Status: Not Submitted.</p> <p>22. Cost of land needs to be clarified along with the annexure.</p>
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22.	Remarks	<ol style="list-style-type: none"> The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application. Online DPI needs to be corrected. Environment Clearance needs to be submitted. Fire scheme approval needs to be submitted. Approved Service plan and estimates needs to be submitted. Electrical load availability needs to be submitted. Approval NOCs from the various agencies for connecting external services like roads, water supply, sewerage, storm water drainage needs to be submitted. Pert Chart needs to be revised. Draft Application form needs to be revised.

		10. Draft Allotment letter needs to be revised. 11. Draft BBA needs to be submitted as per the prescribed format. 12. Draft Conveyance deed needs to be revised. 13. Mining permission needs to be submitted. 14. CA certificate for Expenditure to be incurred and incurred needs to be submitted. 15. Cost of land needs to be clarified along with the annexure. 16. Undertaking regarding Auto credit of 10% of receipt from Separate RERA account-maintained u/s 4(2)(l)(D) needs to be notarized. 17. Financial resources need to be corrected. 18. Quarterly schedule of estimated expenditure needs to be submitted. 19. Cash flow statement need to be submitted. 20. Other sources in loan and advances needs to be clarified. 21. Project Proponents needs to be filled.
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Asha
 Chartered Accountant


Sumeet
 Planning Coordinator


Ashish Kush
 Planning Executive

Day and Date of hearing Monday and 23.01.2023

Proceeding recorded by Ram Niwas


PROCEEDINGS OF THE DAY

Proceedings dated: 23.01.2023.

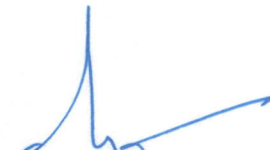
Sh. Ashish Kush, Planning Executive briefed about the facts of the case.


Sh. Amarjeet Dhillon (AR) is present on behalf of the promoter.

The AR of the promoter stated that the reply has been submitted today itself. The office to examine the same. The matter to come up on 30.01.2023.


(Sanjeev Kumar Arora)
 Member, HARERA, Gurugram


(Vijay Kumar Goyal)
 Member, HARERA, Gurugram


(Ashok Sangwan)
 Member, HARERA, Gurugram


(Dr. K.K. Khandelwal)
 Chairman, HARERA, Gurugram

